

MCLUAC (Middle Canyon Land Use Advisory Committee)
Minutes from April 27, 2021 Meeting

Call to Order: 7:05 p.m.

Committee Members:

- Sharon Demeester 12/31/21
- Aubrie Loroña 12/31/22
- Lexi Woods 12/31/23
- Victoria Lee 12/31/23
- Joe Hoff (joined via Zoom) 12/31/23

- Mark Mussman, Director Flathead County Planning and Zoning

Approval of Agenda sent via email by Angela Philips on April 12, 2021

- Aubrie motioned to approve the agenda. Lexi seconded. Motion pass unanimously.

Approval of March 15, 2021 minutes as amended

- Lexi motioned to approve the March 15, 2021 minutes. Victoria seconded. Motion passed unanimously.

Discussion and Public Comments

- Jill Rocksund – she has spent hours getting out a new email regarding road construction, GNP housing, etc. She encourages everyone to read the email. Aubrie stated that she will send Jill the master list to add to her master emailing list since not all attendee's received Jill's email.

Old Business

- West Glacier Vision Plan Review and Update
 - Mary Tee McClelland – a number of people have had questions on how the West Glacier Vision Plan (WGVP) weaves into the Canyon Plan and/or CALURS. She asked that everyone review the five value statements and supporting principles. To summarize, the WGVP updates and modernizes The Canyon Plan goals while strengthening its purpose by:
 - confirming the values identified in the Canyon Plan are still shared values today
 - adding new issues brought by increased visitation to Glacier – which continues to impact every aspect of the West Glacier area
 - bringin focus and working groups together across the broad spectrum of stakeholders to improve communications, safety and opportunity through community driven actions
 - opening doors to funding and collaborating on projects with other communities
 - focusing on stewardship ensuring a future for those who make their living here, those who make their homes here, and for those who come to visit
 - The advantage of adopting the WGVP as an addendum to the Canyon Plan is that the Canyon Plan is already included in the Flathead County Growth Policy and will not need to go through a further process to be included. The plan is meant to seek opportunities in the changes that will continue to happen. Additionally, it will help aid future development(s), foster regenerative approaches to change, and embrace opportunities while keeping West Glacier's unique qualities in place.
 - The West Glacier Vision Plan can be accessed and reviewed on the Flathead County website, <https://flathead.mt.gov> via the link below:
 - https://flathead.mt.gov/planning_zoning/documents/2.16.2021WGVisionPlanDraftcompressed.pdf
 - The fourth paragraph on the first page gives a description of the areas in which each plan covers.
 - The Canyon area encompasses approximately 12,000 acres of property starting at the entrance of Bad Rock Canyon and continuing east to Marias Pass. That stretch was divided into three

distinct areas; Lower, Middle, and Upper Canyon. Soon after the Canyon Plan was adopted, the Board of County Commissioners adopted land use regulations for the Middle and Upper Canyon known as the Canyon Area Land Use Regulatory System (CALURS). The Middle Canyon Land Use Advisory Committee (MCLUAC) represents the Middle Canyon area.

- While the Canyon Plan originated three decades ago, it has proven to be resilient. The goals and policies outlined in the Canyon Plan and CALURS are still relevant and applicable today. The MCLUAC has been able to review and respond with advice to the County on many new issues while others could not be foreseen.
 - The West Glacier Vision Plan focus is on what the community wants to do. It is a proactive, not a reactive process. We have the opportunity with the WGVP to guide the changes into the future. It takes an entire community working together to guide growth by design; not by default.
- Monica Jugster stated that one of the topics in the West Glacier Vision Plan is in regards to community response and the desire to be a resilient community. Some of the specific items/areas of conversation discussed are wildfire preparation and information, evacuation procedures with ongoing construction, home assessments and fuel reduction to the Middle Canyon Area (i.e Lake McDonald/Apgar area, Lake Five, and West Glacier as a whole). She stated that they will hold a meeting for each area and it is at the meeting where people can obtain information, get contacts, become educated on how to do a home assessment, etc. She concluded that the goal is to get neighbors to work with neighbors; that is the part of the vision plan. And she further urged everyone to check out Jill's email.
 - Victoria Lee asked if anyone has been working with the National Forest Service on the land that has been cleared from Lake Five to West Glacier. Others chimed in stating that the Forest Service will come to meetings and provide maps and discuss the projects that they are working on.
 - Sharon Bengston stated that in regards to the West Glacier Vision Plan, West Glacier is very unique. Since West Glacier is not an organized city (not an incorporated town or city), this is a good opportunity for the community to have a say in various interest items.
 - Aubrie Loroña asked Mark Mussman about the process and/or possible benefits of making the West Glacier Vision Plan (WGVP) an addendum to the Canyon Plan once it's done. Mark Mussman stated that the Canyon is a 30,000ft plan. The WGVP is the microscope plan for the Middle Canyon Area. He stated that the WGVP must be in accordance with the Canyon Plan and that the Canyon Plan is already included in the Flathead County Growth Policy; therefore, it would not need to go through a further process to be included. Moving forward, if the WGVP was its own neighborhood plan, it does not include some features that are in the Canyon Plan.
 - Mary Tee McLelland stated that the West Glacier Vision Plan (WGVP) and the Canyon Plan work more in tandem. The WGVP final draft will be ready for final review within a week or 10 days from April 27, 2021. The WGVP Committee is incorporating comments that were submitted before April 16th, 2021. And then the process of possibly adopting it would happen in May or June of 2021. She stated again that if you want to review the content in the WGVP, you can find it on the Flathead County website.
 - Monica Jugster commented on the exponential increase in visitation in West Glacier, Glacier National Park, and its surrounding areas from the early 1960's to today. Visitation has increased from 700,000 visitors in "the 60's" to 3 million people today.
 - Sharon Bengston stated that West Glacier is not an incorporated city and we have as many people as the city of Chicago going through West Glacier each year. The WGVP will help everyone work together.
 - Victoria Lee asked Mark Mussman - administratively, with all of the plans, does it make a difference or are there any issues with having a lot of different plans? Mark responded stating that the WGVP captures the area that is of focus.
 - Mary Tee McLelland commented in saying that one of the things that is confusing is the difference between CALURS and the WGVP.
 - Aubrie Loroña – a vast majority of the planning area in the WGVP covers the area that could experience the most developmental pressure. Any regulation changes will be covered in CALURS.

- Mary Tee McLelland – they had to define a geographic area early on in the grant process. They used natural geographic boundaries; it was very arbitrary. There is also a lot of public land that might not stay public land forever.
- Victoria Lee – my road is not included; can it be added to the plan? Mark Mussman stated that it does not really matter. Any regulation plan/change would be covered in the Canyon Plan. Changing the map to include Victoria’s road is not as important but not difficult to do.
- Onno Wieringa – what needs to be front and center should be water quality and septic systems; they should be paramount. Mary Tee McLelland added that in Goal #2 in the WGVP, it covers a “safe and resilient community.” She stated that there are many action areas that deal with those topics.
- Mary Tee McLelland – once the WGVP Committee receives the final edited version of the plan on May 1st, they will take approximately 3 weeks to review it.
- Mark Mussman – Once the WGVP Committee completes the final review, the MCLUAC would make a recommendation to the planning board. The planning board would then post it for review on the Flathead County website and allow for comments. Then, the planning board will have their public hearing, take comments, and then adopt a regulation supporting the planning board’s resolution. Once it gets passed to the planning board, it will be a part of the Flathead County Growth Policy.

New Business

- Discussion about digital meetings: do we have enough bandwidth data to hold meetings in West Glacier? It would be advantageous to everyone.
 - Victoria Lee and Aubrie Loroña – Montana Sky has good service in the West Glacier area. The West Glacier community building is currently limited to 18 people. We should investigate another option besides Zoom. Not many people need camera, just maybe use phone lines instead. Some ideas other than Zoom are Microsoft Team, GoToMeeting™, and Google Meets. Having an audio meeting is just as good as anything. The ability for people to have the option is best. The Coram Fire Hall might also be another option.
 - Jill Rocksund – the Hungry Horse School has a large gymnasium. This might work for our public meetings?
 - Sharon Demeester – I suggest we make a list of possible locations then split up and do research on where we could hold future meetings. We also need to look into the different video/audio sources.
 - Sharon Demeester will contact Montana Sky.
 - Aubrie Loroña will contact Glacier National Park about a possible venue and look into GoToMeeting™.
 - Victoria Lee will talk to the Coram Fire Department.
 - Onno Wieringa will talk to the Governor about Montana being ranked the 50th worst state for internet connectivity.
 - Jill Rocksund will contact the Hungry Horse School.
 - Everyone else will brainstorm other ideas and bring their research to the next meeting.

Public Attendees

Kelly Kopitzke (in person)
 Mike Kopitzke (in person)
 Jean Pinski (in person)
 Lee Pinski (in person)
 Mary Tee McLelland (Zoom)
 Onno Wieringa (Zoom)

Monica Youngster (Zoom)
 Sharon Bengston (Zoom)
 Jill Rocksund (Zoom)
 Larry Parsons (Zoom)
 Terry Divoky (Zoom)

Adjournment 8:00 p.m.

Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner's Office at 758-5501 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.

Any communication with the Flathead Planning and Zoning Office are subject to relevant State and Federal public record and information laws and regulations and may be disclosed without further notice to you.

How to contact the Middle Canyon Land Use Committee (MCLUAC)

All correspondence goes to the Flathead Planning Office initially. Concerns, complaints or questions should be sent to Planning.zoning@flathead.mt.gov; the office will respond within 24 hours.

Compliance complaints can be submitted by Middle Canyon residents by completing the compliant form provided online, attached to an email to the Planning.zoning@flathead.mt.gov office. Forms are also available at the Flathead County Planning and Zoning Office, 40-11th Street W, Kalispell MT

Code compliance web page:

https://flathead.mt.gov/planning_zoning/codecompliance.php

Complaint violation form:

https://flathead.mt.gov/planning_zoning/documents/ComplaintFormupdated12.19.16.pdf